005.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,012,500	/	1,012,500
USE VALUE:	1,012,500	/	1,012,500
ASSESSED:	1,012,500	/	1,012,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66	-68	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IANNACONE ALFRED J JR
Owner 2:	
Owner 3:	
Street 1:	68 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,419 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2634 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6419.000	521,700	700	490,100	1,012,500
Total Card	0.147	521,700	700	490,100	1,012,500
Total Parcel	0.147	521,700	700	490,100	1,012,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.36 | /Parcel: 384.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	4710
GIS Ref	
GIS Ref	
Insp Date	11/04/17

!502!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	522,000	700	6,419.	490,100	1,012,800	1,012,800	Year End Roll	12/18/2019
2019	104	FV	389,400	700	6,419.	520,700	910,800	910,800	Year End Roll	1/3/2019
2018	104	FV	366,000	700	6,419.	379,800	746,500	746,500	Year End Roll	12/20/2017
2017	104	FV	343,100	700	6,419.	330,800	674,600	674,600	Year End Roll	1/3/2017
2016	104	FV	343,100	700	6,419.	281,800	625,600	625,600	Year End	1/4/2016
2015	104	FV	305,400	700	6,419.	275,700	581,800	581,800	Year End Roll	12/11/2014
2014	104	FV	305,400	700	6,419.	226,700	532,800	532,800	Year End Roll	12/16/2013
2013	104	FV	317,900	700	6,419.	215,600	534,200	534,200		12/13/2012

PRINT

Date	Time
12/10/20	16:17:01

LAST REV

Date	Time
01/24/18	14:22:24
apro	
502	

USER DEFINED

Prior Id # 1:	4710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14337-343		7/1/1981		35,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2017	314	Solar Pa	985	C				
4/25/2013	601	Solar Pa	26,406	C				
6/16/2010	682	Siding	20,000					VYNAL SIDING
5/28/2003	400	New Wind	1,800					
7/29/2002	607	Redo Bat	10,000	O		G4	GR FY04	
10/20/1997	630	Redo Bat	4,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
6/17/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	345	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6419		Sq. Ft.	Site		0	80.	0.95	1									490,057						490,100	

Total AC/HA: 0.14736 | Total SF/SM: 6419 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 490,057 | Spl Credit | Total: 490,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09623885
Const Adj.:	0.97272485
Adj $ / SQ:	181.278
Other Features:	106951
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640961
Depreciation:	119219
Depreciated Total:	521742

COMMENTS

SFLHEAT=OIL/STEAM. FFLHEAT=GAS/FHW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	12	BRs:	5	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

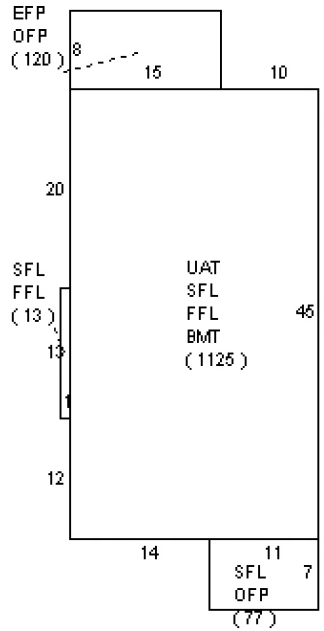
No Unit	RMS	BRS	FL
1	7	3	M
1	5	2	1
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.28
Special Features:	0	Val/Su Net:	127.99
Final Total:	521700	Val/Su SzAd	221.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	181.280	220,252
FFL	First Floor	1,138	181.280	206,294
BMT	Basement	1,125	54.380	61,181
UAT	Upper Attic	281	126.890	35,689
OFP	Open Porch	197	24.200	4,767
EFP	Enclos Porch	120	48.550	5,826

Net Sketched Area:	4,076			Total:	534,009
Size Ad	2353	Gross Are	4920	FinArea	2634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1994	0.00	T	20	104						
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700